

10-12-36: LANDSCAPING REQUIREMENTS; RESIDENTIAL AND COMMERCIAL:

A. Residential Lot; ~~Front Yard: Front yards of single family lots, including~~

1. The requirements of sub-paragraphs 2, 3, and 6 of this paragraph apply only to lots where a building permit has been issued after the effective date of this section.

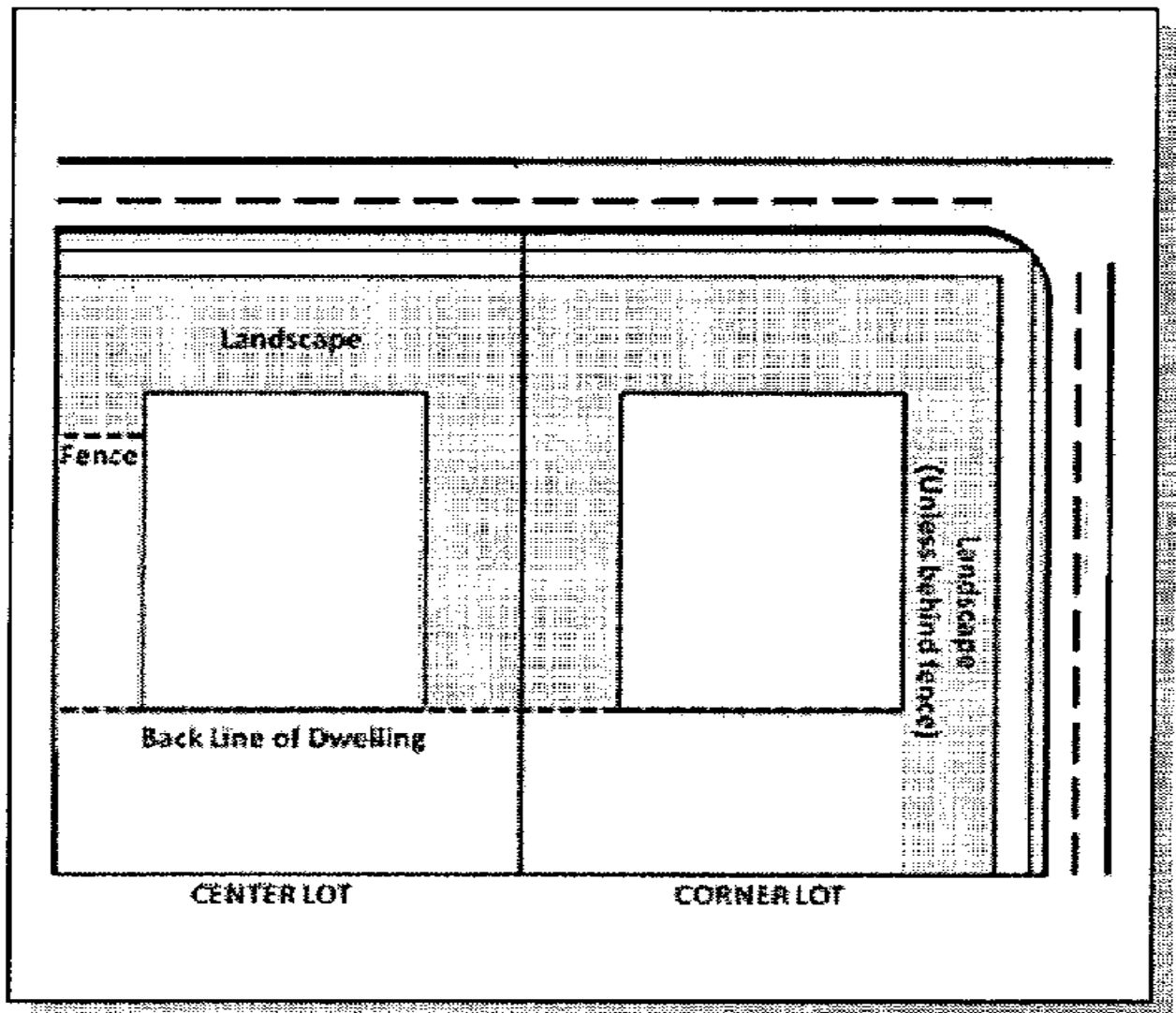
2. Front yard is defined as any area in front of the dwelling, and including ~~the~~ the area between the street and the sidewalk ~~called the~~ planter-strip. The front yard and planter-strip, shall be landscaped.

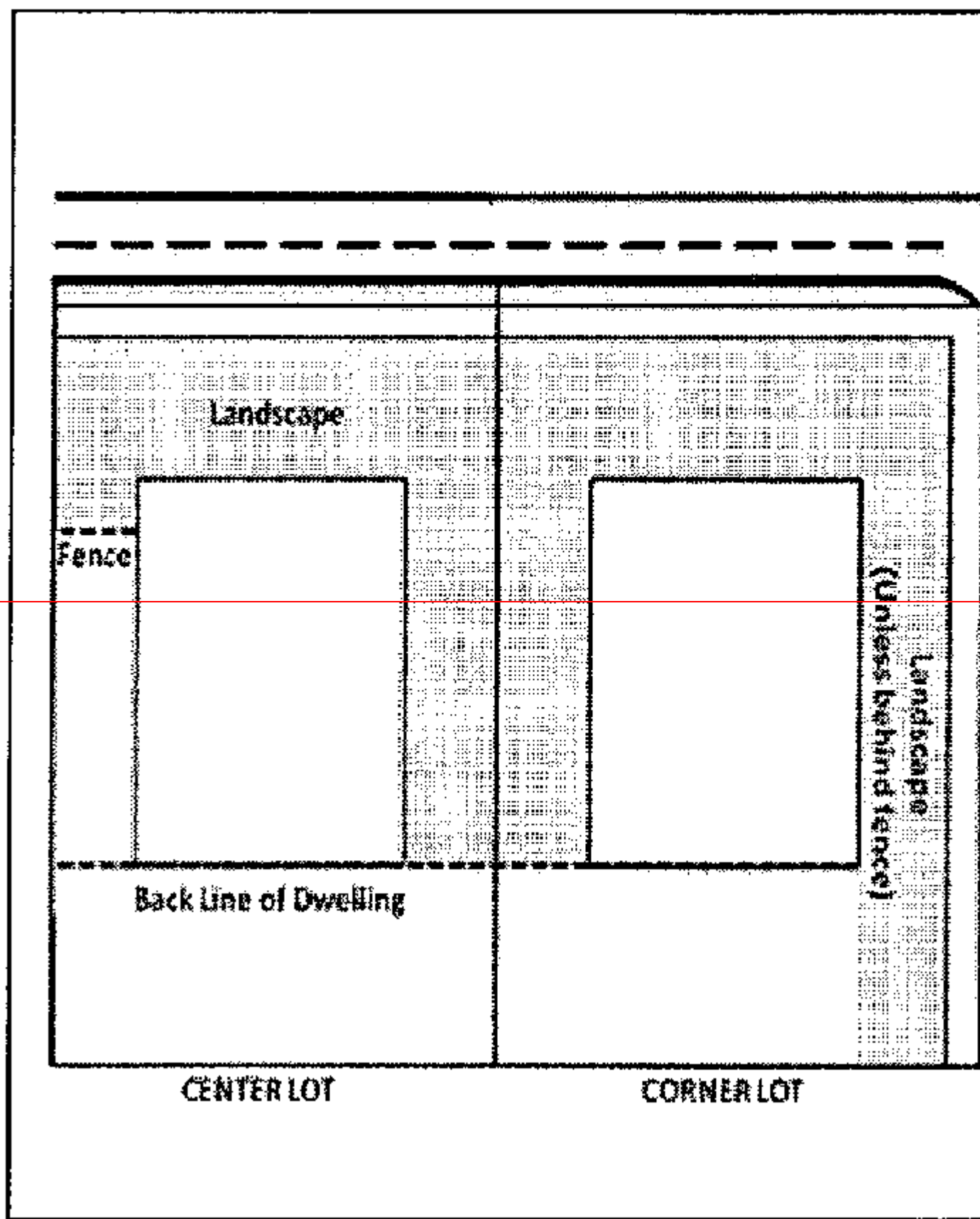
3. Side yard is defined as the yard from the front line of the dwellings to the back line of the dwelling or to a ~~sight obscuring~~sight-obscuring fence. The side yard shall ~~also~~ be landscaped. On corner ~~lots~~lots, the side yard and sidewalk planter-strip adjacent to the street shall be landscaped, except Areas behind a ~~sight obscuring~~sight-obscuring fence ~~d are not required to be landscaped.~~

4. The definition of front yards and side yards as defined in chapter 10-2-2 of this title shown as "Yard: Front and Yard: Side" do not apply in this section.

5. Rear yard is defined as the yard to the rear of the back line of the dwelling and that part of any side yard behind a sight-obscuring fence. The rear yard shall at a minimum, be required to maintain weed control. Noxious weeds and native grasses shall be kept less than four inches (4") tall within thirty feet (30') of a structure. Noxious weeds shall be kept less than twelve inches (12") tall for all other areas

6. Lots without street curbing shall be landscaped to the ~~asphalt of the road or to the shoulder gravel area~~property line of the lot.





B. ~~Residential Commercial Lot~~; ~~Rear Yard~~: ~~Rear yards of single-family lots, including any area to the rear of the dwelling and side yard not included as part of the front yard shall at a minimum, be required to maintain weed control. Noxious weeds and native grasses shall be kept less than four inches (4") tall within thirty feet (30') of a structure. Noxious weeds shall be kept less than twelve inches (12") tall for all other areas.~~

1. Any area in front of the main building including the area between the street and the sidewalk called the planter-strip. This area shall be landscaped.

2. Side yard is the area from the front line of the main building to the back line of the main building. The side yard shall be landscaped. On corner lots, the side yard and the area between the street and the sidewalk called the planter-strip shall be landscaped.

3. Rear yard is the area from the rear line of the main building to the back property line. The rear yard shall be landscaped.

4. Lots without street curbing shall be landscaped to the asphalt of the road.

C.C. Commercial And Large ~~Residential and Commercial~~ ~~DD~~ Developments:

1. Landscaping and Certificate of Occupancy Requirement: Landscape materials must shall be installed prior to the issuance of a Certificate of Occupancy (COO) for to completion of all commercial projects, single-family dwellings, single-family dwellings in a residential subdivision, multiple-family dwellings, planned unit developments, senior housing overlay zones, hillside cluster overlay zones, and mountain home developmentsHR-1 hillside residential 1 zones, CE-2 critical environmental zones, and commercial developments. A-I. The building permit applicant shall be responsible for the installation of the landscape materials.

A development with common areas shall have landscaping materials installed prior the issuance of the initial COO. If a development is to be completed in phases, with the advance approval of the Elk Ridge City Council, only the common area for that phase need be completed prior to issuance of COO's.

andscaping plan must be drawn, designed and certified by a licensed landscape architect and submitted to the planning commission for their approval. The plan shall show planting materials, irrigation, structural features, playgrounds, sport fields, building locations, and hard surfaces (streets, sidewalks, trails, etc.). It shall also show grading with contours and spot elevations before construction and anticipated contours and elevations after completion. 2.

Development with Common Areas-Cash Bond Requirement: AA ~~cash bond of one~~

hundred twenty-five percent (125%) of the estimated landscaping costs of the common area(s) shall ~~will~~ be posted prior to the recording whether the landscaped area is proposed to be in city ownership or in a private homeowners' association-. The building permit applicant shall be responsible for the payment of the cash bond. If weather does not permit for landscaping to be installed prior to ~~the development~~subdivision completion, the city can extend the landscaping installation ~~up to May 15~~ June 1 of the following year. -Landscaping not completed by June 1 of the following year will be turned over to the City Attorney's Office for legal remedies, which may include the forfeiture of a portion or all of the posted cash bond guarantee. The city building inspector shall verify the work is completed before the cash bond is released. An inspection shall be performed by the city building inspector to verify work complies with all city code and ordinance requirements before the bond is released.

3. Temporary Certificate of Occupancy: Between Nov 1 and Mar 1 when weather conditions prohibit the completion of required landscaping as defined in paragraphs A-2, A-3, A-6, and B of this section, an exception may be permitted and a Temporary Certificates of Occupancy (TCOO) issued. The building permit applicant shall post a cash bond for one-hundred twenty-five percent (125%) of the estimated landscaping costs. This cash bond is not for common areas. The cash bond shall not extend beyond June 1 of the following year. Landscaping not completed by June 1 of the following year will be turned over to the City Attorney's Office for legal remedies, which may include the forfeiture of a portion or all of the posted guarantee. The city building inspector shall verify the work is completed before the cash bond is released and a Certificate of Occupancy is issued.

4. Landscaping Plan: A landscaping plan shall be designed, drawn, and certified by a licensed landscape architect and submitted to the Elk Ridge City Planning Commission for their approval. The plan shall show street trees, planting materials, irrigation, water runoff controls and containment, structural features, playgrounds, sport fields, building locations, and hard surfaces (streets, driveways, sidewalks, trails, etc.). It shall also show grading with contours and spot elevations before construction and anticipated contours and elevations after completion.

a. A single-family dwelling not part of a residential development will not require a landscaping plan be certified from a licensed landscape architect; but, shall require a landscaping plan be designed, drawn, and submitted with the building permit application showing street trees, planting materials, irrigation, water run off controls and containment, and hard surfaces (driveways, sidewalks, etc.)

~~If the subdivision contains individual lots to be built upon after subdivision completion, only common areas in the subdivision will be subject to this requirement. Individual lots will be required to follow front and rear yard landscaping requirements.~~

D. ~~-Types Of Landscaping~~ Material Installation Requirements: The landscaping requirements of this paragraph apply only to lots where a building permit has been issued after the effective date of this section.

1. Landscaping shall include the installation of an automatic sprinkler system with a backflow prevention device (specifically a RPZ valve), a pressure-reducing valve (PRV), automatic drain valves, a rain or soil moisture sensor to prevent unneeded watering, and as applicable low-loss heads and/or drip systems.

2. Approved landscaping materials include the treatment of the ground surface with live materials such as, but not limited to, ~~seed~~, grasses, ground covers, trees, shrubs, vines, perennial plants, and other growing horticultural plant material. In addition, a combination of ~~xeriscape~~ Xeriscape, (defined as a landscaping method that utilizes drought-tolerant plants, mulch, and efficient irrigation) ~~plantings~~ and the utilization of native vegetation is ~~encouraged in clusters on smaller and flatter terrain lots and allowed exclusively encouraged.~~ on slopes over fifteen percent (15%). Native vegetation includes ~~grasses and trees and grasses native to this area that are currently and established~~ in the non-developed hillside areas of the city. In order to qualify for native vegetation, erosion control and elimination of noxious weeds must be accomplished. Simply grading the ground and letting vegetation grow back promotes noxious and non-native weed growth and will not be allowed.

~~Erosion control and elimination of noxious weeds must be accomplished in order to qualify as native plantings. Simply grading the ground and letting vegetation to grow back is not allowed because this promotes noxious weeds to grow.~~ 3. Other approved landscaping may also include other decorative surfacing such as bark chips, crushed stone, gravel, mulch materials, curbing, walkways, rocks, or pavers, and the like. Structural features such as ~~pools, fountains, pools, statues, gazebos, playgrounds, benches, tennis and/or basketball courts, and the like and benches shall are also also be considered a part of the landscaping,~~ but such objects alone shall not meet the requirements of landscaping. Hard surfaces, such as concrete or asphalt, shall not cover more than thirty percent (30%) of a front yard area.

4. Sheds and accessory buildings are not considered as part of landscaping for purposes of this section.

E. Zones wWith Animal Rights:

1. Properties within zones that havewith animal rights shall be allowed to usekeep areas of the property for theuse of raising of livestock and agriculture uses. This can include corrals, pastures, coops, barns, barnyards, feed storage, and the like.etc.

2. Corrals and pasture are permitted in the front yard as defined in paragraph A-2 of this section except corrals and pasture are not allowed in the planter strip area. Approval by the Elk Ridge City Planning Commission is required for corrals or pasture in the front yard. Coops, barns, barnyards, feed storage, hay bales, loading chutes, water storage tanks, and the like, shall not be located in the front yard as defined in paragraph A-2 of this section. Corrals, pastures, coops, barns, barnyards, feed storage, hay bales, loading chutes, water storage tanks, and the like, located in the front yard as defined in paragraph A-2 of this section, and existed prior to the effective date of this paragraph, shall be grandfathered.

3. Weed control must be maintained in corral, pasture, coop, barn, and barnyard ~~These areas will still be required to maintain weed control.~~ Noxious weeds and native grasses shall be kept less than four inches (4") tall within thirty feet (30') of a structure. ~~Noxious weeds shall be kept less than twelve inches (12") tall for all other areas.~~

F. ~~Deleted Vegetative Clearance: The use of native vegetation is encouraged on steeper slopes over fifteen percent (15%) and on larger lots over one-half (1/2) acre in size to conserve water and to help preserve the native hillside areas of the city. Properties within the urban/wildland interface area (generally hillside areas in the southern area of the city) shall adhere to the requirements for vegetative clearance as listed in section 9-3-9 of this code. Properties within the hillside residential 1 zone have additional native vegetation preservation requirements.~~

G. ~~Street Trees: To allow for proper root depth needed within planter strips and to recognize the higher elevation growth requirements, t~~

1. The following trees are approved to be planted within the planter strip area between the sidewalk and the street: ~~autumn blaze maple, Norway maple, honey locust, summit ash, little leaf linden, green spire linden, autumn purple ash, or others as approved by the City Tree Committee. It is recommended that trees have a two inch (2") caliper trunk and be potted rather than burlap balled.~~

2. Street trees in the planter-strip of ~~single-family dwellings or single-family dwellings as part of a residential subdivision~~ shall have a trunk caliper of at least one and one-half inches (1 1/2"). Each lot shall have two (2) trees in the planter strip. If the lot is a corner lot, there shall be two (2) additional trees in the planter-strip side yard of that lot for a total of four (4) trees on corner lots. The required sight distance at intersections shall be maintained in accordance with section 10-12-9 of this chapter. The two (2) or four (4) tree requirements of this paragraph apply only to lots where a building permit has been issued after the effective date of this section.

3. Street trees in the planter-strip of a development of any kind other than single-family dwellings or single-family dwellings as part of a residential subdivision ~~commercial, planned unit, senior housing, hillside cluster, or mountain home developments~~ shall be shown on the landscaping plan. Trees shall have a trunk of at least two inch ~~trunk caliper of at least two-inches (2").~~ Each lot shall have at a minimum two (2) trees in the planter strip. If the lot is a corner lot, there shall be a minimum of two (2) additional trees in the planter-strip side yard of that lot for a total of at least four (4) trees on corner lots. The required sight distance at intersections shall be maintained in accordance with section 10-12-9 of this chapter. The two (2) or four (4) tree requirements of this paragraph apply only to lots where a building permit has been issued after the effective date of this section.

4. ~~At caliper and be potted rather than burlap balled to provide for stronger growth in the Elk Ridge environment. the time of development, each~~ Each street within these types of developments ~~a development other than a single-family dwelling~~ shall have the same ~~type~~ type of tree planted along that street ~~along it~~ within the planter-strip. The type of tree should vary from one named street to the next. A variety of trees from street to street in a development is encouraged. ~~Each lot that has a planter-strip shall have at least two (2) trees per lot. If the lot is a corner lot, there shall be two (2) additional trees in the planter-strip side yard of that lot for a total of at least four (4) trees on corner lots. Lots with considerable frontage shall have a~~

minimum of two trees in the planter-strip and a maximum tree spacing of fifty feet (50'). All units shall have at least two (2) trees within the planter strip adjacent to the unit (4 on corner lots). The required sight distance at intersections shall be maintained in accordance with section 10-12-9 of this chapter. ~~-(Ord. 08-15.6, 10-28-2008, eff. 11-28-2008)~~

H. ~~-Deleted Time Allowed For Residential Landscaping Installation: Landscape materials must be installed within twenty four (24) months of occupancy of residential structures. If in noncompliance after twenty four (24) months, this will be considered a violation of the city of Elk Ridge development code and will be classified as a class C misdemeanor, with all the applicable penalties and fines. (Ord. 14-5, 10-14-2014)~~

I. ~~-Deleted Existing Residential Yard Requirements: Existing residential yards associated with a structure, which do not comply with this section, shall be brought into compliance within twenty four (24) months of enactment of this section (October 31, 2008). If in noncompliance after twenty four (24) months, this will be considered a violation of the city of Elk Ridge development code and will be classified as a class C misdemeanor, with all the applicable penalties and fines.~~

J. Landscaping -Maintenance:

1. The landowner shall be responsible for the continued proper maintenance of all landscaping and watering systems materials as defined in paragraphs A-2, A-3, or B of this section as applicable. ~~- Landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times. Landscaping shall be mowed, groomed, trimmed, pruned and watered according to water wise conservation guidelines to maintain healthy growing conditions and not detract from the appearance of the immediate neighborhood.~~

2. All ~~Landscaping or non-landscaped rear yards~~ shall be kept visually free of insects and disease, and shall be kept free from noxious weeds and other volunteer non-native volunteer plants that have the potential to spread, by either growth or seed, beyond the containing yard or common area. ~~- Irrigation systems shall be maintained so as to eliminate water loss due to damaged, missing, or improperly operating sprinkler system components. All unhealthy or dead plant material shall be replaced within six (6) months, or the next planting period (spring or fall), whichever comes first; while other defective landscape features shall be removed, replaced or repaired within three (3) months. Gravel shoulder areas on lots without street curbing shall be kept weed and vegetation free. If utility work is needed within the city-owned road right of way the city or utility company shall restore landscaping and other improvements to their original state.~~

K. Landscaping -Hazards:

Landscaping shall be maintained to ~~minimize-prevent~~ property damage to sidewalks, roads, trails, or other public improvements and to avoid public safety hazards. ~~This may ,including~~ the removal/replacement of dead or decaying plant material, removal of low hanging branches ~~and those~~ obstructing sidewalks and traffic ~~-sight distance requirements-.~~ In the event a tree, shrub, or other plant causes damage to streets, sidewalks, trails, or other public improvements, the city may order the removal of the offending vegetation and/or other landscape features and may require the repair or replacement of the damaged city property at the landowner's expense. (Ord. 08-15.6, 10-28-2008, eff. 11-28-2008)